

**To:** Peterson, Mary[Peterson.Mary@epa.gov]  
**Cc:** Delafield, Phillip M.[PMDelafield@dmgov.org]  
**From:** Conner, Rita A.  
**Sent:** Thur 7/27/2017 3:58:24 PM  
**Subject:** Re: Dico Follow Up

Absolutely, I will include IDNR. I'll send the white paper when completed and look forward to anything we can review with the team in advance of the meeting. Thanks!

Sent from my iPhone

On Jul 27, 2017, at 10:34 AM, Peterson, Mary <Peterson.Mary@epa.gov> wrote:

Thanks Rita – I have the calendar invite and will plan to attend. Is it okay to include IDNR in this meeting? I have been working in close coordination with them recently, and I think they would like to be part of the conversation.

As for your updates below:

1. White paper – I suggest sending me a draft for review, just for fact-checking and accuracy purposes.
2. Reporter – Our office of public affairs has been contacted by Joel and we have been providing responses to his questions this week.

I still plan to send links or pdf files of some technical reports that may help your consultants understand the environmental conditions on the property. Hoping to get those to you today!

<image001.png>

**From:** Conner, Rita A. [mailto:RAConner@dmgov.org]  
**Sent:** Tuesday, July 25, 2017 1:15 PM  
**To:** Peterson, Mary <Peterson.Mary@epa.gov>; Delafield, Phillip M. <PMDelafield@dmgov.org>  
**Subject:** RE: Dico Follow Up

Hi Mary, I sent a calendar invitation for the 4<sup>th</sup>, please feel free to forward. We met yesterday with the school district and the team that is vetting the site for the police department and have a site scenario in hand that PD has expressed a preference for. PD is very open to having the consultants now run a scenario to include the school district stadium and the district is also very supportive of this as a next step. In a perfect world, we would have this joint scenario before the 4<sup>th</sup> and be able to send to you. If not, we will at least send the PD stand alone version in advance.

We have the same consultant at work that prepared the earlier site scenarios you've seen, which helps for history and understanding of the property. They have the EPA reports and background, and have a general idea of the areas where more/less hot spots exist on the site. Capping/remediation alternatives discussed in a general fashion would help to inform the process, though we will be aware that there may be additional analysis required to get to costs estimates. That is the place that would help us the most, so we'd like to get as close to that as we could as soon as we could.

In other updates:

1. We are working on a "white paper" to try to summarize history and current status for our government relations director. The intent of this document will be to prepare as needed to inform the Congressional delegation, but we are very cognizant of the unknowns and sensitivities. We'd like to have any communication complement and support EPA efforts and goals, but also want to allow an environment for success that we don't impede with ill timed or inaccurate messaging. Please advise of thoughts on this.
2. We have a reporter from the Des Moines Register, Joel Aschbrenner, that may contact you. He's worked with us long term and has been very thoughtful over the years with his approach to the unique story that is Dico. The development pressure from the east and heightened profile of the area has brought media back to ask us about progress. We will work carefully to coordinate any communication, but please also advise of thoughts on this.

Thanks-

Rita Conner

Economic Development Coordinator

400 Robert D. Ray Drive Des Moines, Iowa 50309

515-283-4019 [raconner@dmgov.org](mailto:raconner@dmgov.org)

<image002.jpg>

OFFICE OF ECONOMIC DEVELOPMENT

Temporary address 400 East Court Avenue

**From:** Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

**Sent:** Friday, July 21, 2017 3:16 PM

**To:** Conner, Rita A. <[RAConner@dmgov.org](mailto:RAConner@dmgov.org)>; Delafield, Phillip M. <[PMDelafield@dmgov.org](mailto:PMDelafield@dmgov.org)>

**Subject:** RE: Dico Follow Up

Hi Rita,

Yes it makes sense for us to help developers understand the soil and groundwater conditions. It might also be helpful for us to speak with the structural and architectural folks as we consider building demolition, foundations, etc. However I think it would be tough to do on the phone. I propose we meet in person. Me and my team are planning a site visit for August 3 which will take most of the day. We could potentially stay over and meet with your group the morning of August 4. Would that work ok?

Also, I think we have some recent reports that may be helpful for your team to look at

before we meet– I will see what we have and send those next week.

<image003.png>

**From:** Conner, Rita A. [<mailto:RAConner@dmgov.org>]

**Sent:** Wednesday, July 19, 2017 11:03 AM

**To:** Peterson, Mary <[Peterson.Mary@epa.gov](mailto:Peterson.Mary@epa.gov)>; Delafield, Phillip M. <[PMDelafield@dmgov.org](mailto:PMDelafield@dmgov.org)>

**Subject:** Dico Follow Up

Hello again Mary, checking back after meeting with part of the team that's vetting the Dico site for the possible location for our police department, in conjunction with the school district stadium element. The team has the EPA 2007 study, and other misc. pieces of information including the map of "hot spot" conditions, but they are asking the same questions that all of our stakeholders have had: what is an idea of cost for site remediation that would help inform their estimates at this stage?

We have been most focused on the buildings of late, but the question on other variables/costs is not a surprise. We've offered to link EPA into the discussion; we'd intended to have some additional site scenarios that showed potential layouts for the uses, as we've done with you over the last few years. The team, which includes some structural and architectural folks, are prepared for elements of design and construction that would need to acknowledge the water table, soil conditions, etc. We face those conditions regularly downtown, but this is of course a different animal and we want to help the process as much as possible.

Would there be merit to having you on a call with them and us to do an overview of the site and the conditions? Please advise, thanks!

Rita Conner

Economic Development Coordinator

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<image004.jpg>

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